

Murphy Creek Metropolitan District #3
23801 E Florida Ave.
Aurora, CO 80018

NOTICE OF REGULAR MEETING AND AGENDA

DATE:	November 19, 2025
TIME:	6:00 pm
LOCATION:	23801 E Florida Ave. Aurora, CO 80018
Board of Directors:	
Margaret Booker	Glen Muller
Alex Ortiz	Josh Rodriguez
Ed Dow	

I. ADMINISTRATIVE MATTERS

- A. Call to Order/Declaration of Quorum
- B. Approval of Agenda, Meeting Location and Posting Location
- C. Public Comment: Members of the public may express their views to the Board on matters that affect the District and on items not on the agenda. Comments are limited to three (3) minutes per speaker and 30 minutes total.
- D. Consider Approval of October 15, 2025 Regular Meeting Minutes (pgs 7-12)

II. CONSULTANT MATTERS

- A. Landscape Maintenance/Snow Removal – Environmental Designs
 - 1. 2026 or 2026/2027 Landscape Maintenance Contracts (pgs 13-24)
 - 2. Irrigation Controller Replacement Proposal (pgs 25-29)
 - 3. Rejuvenation Prune Proposal (pgs 30-33)
 - 4. Pond Cleaning Proposal (pgs 34-37)
 - 5. Stop and Waste Irrigation Proposal (pgs 38-41)
- B. Legal Update
- C. Security
 - 1. Community Center Uplighting Proposal (pgs 42-44)

III. FINANCIAL MATTERS

- A. Review and Acceptance of October 31, 2025 Financial Statements (pgs 45-54)
- B. 2026 Budget Hearing
 - 1. Open Hearing
 - 2. Review 2026 Budget (pgs 55-57)
 - 3. Close Hearing
 - 4. Adoption of 2026 Budget Resolution, to Set Mill Levies and to Appropriate Sums of Money (pgs 58-60)
- C. KB Home One Time Development Fee Payment (pg 61-62)
- D. Audit Update

IV. DISTRICT COMMITTEE UPDATES

- A. Community Center
 - 1. Dishwasher Replacement Proposal
- B. Communication

- C. Garden
- D. Landscape
- E. Recreation
 - 1. BBQ Grill @ Pool (pgs 63-64)
 - 2. Trashcan Replacement (pg 65)
 - 3. 2025 Pool Repair Recommendation (pg 66)
 - 4. 2026 Pool Management Agreement (pgs 67-72)
- F. Projects
 - 1. Fence
 - 2. Electrical Repair at Old Tom Morris/Jewell

V. OTHER BUSINESS

VI. BOARD MEMBER COMMENTS

VII. ADJOURNMENT – The next meeting is scheduled for January 21, 2026